

**VILLAGE OF MAYBEE  
MONROE COUNTY, MICHIGAN  
ORDINANCE NO. 2006-002**

An Ordinance to prevent, reduce or eliminate blight, blighting factors or causes of blight within the Village of Maybee, Monroe County, Michigan; to provide for the enforcement thereof; and to provide penalties for the violation thereof, under the authority granted to the Village by Act 344 of the Public Acts of 1945, as amended.

The entire ordinance is amended to read as follows:

THE VILLAGE OF MAYBEE ORDAINS:

**Section 1. Purpose.**

Consistent with the letter and spirit of Act 344 of the Public Acts of 1945, as amended, it is the purpose of this Ordinance to prevent, reduce or eliminate blight or potential blight in the Village of Maybee by the prevention or elimination of certain environmental causes of blight or blighting factors which exist or which may in the future exist in the Village.

**Section 2. Causes of Blight or Blighting Factors.**

It is hereby determined that the following uses, structures and activities are causes of blight or blighting factors which if allowed to exist, will tend to result in blighted and undesirable neighborhoods. On and after the effective date of this Ordinance no person, firm or corporation of any kind shall maintain or permit to be maintained any of the following causes of blight or blighting factors upon any property in the Village of Maybee owned, leased, rented or occupied by such person, firm or corporation:

- (A) The storage upon any property of any junk automobile, except in a completely enclosed building. For the purpose of this Ordinance the term "junk automobile" prima facie shall include any motor vehicle which is not licensed for use upon the highways of the State of Michigan for a period in excess of 60 days and also, whether licensed or not, any motor vehicle which is inoperative for any reason for a period in excess of 60 days.
- (B) The outdoor storage upon any property of building materials unless a valid building permit has been issued by the Village of Maybee not more than one year previously for construction upon said property, and said materials are intended for use in connection with such construction. Building materials shall include but shall not be limited to lumber, bricks, concrete or cinder blocks, plumbing materials, electrical wiring or equipment, heating ducts or equipment, shingles, mortar, concrete or cement, nails, screws, or any other materials used in constructing any structure. Provided that all construction debris shall be removed from any property within 30 days after occupancy thereof.

- (C) The storage or accumulation of junk, trash, rubbish, or refuse of any kind, except domestic refuse stored in such a manner as not to create a nuisance for a period not to exceed 30 days. The term "junk" shall include parts of machinery, boats or motor vehicles, unused stoves or other appliances stored in the open, remnants of wood, metal or any other material or other cast-off material of any kind whether or not same could be put to any reasonable use.
- (D) The existence of any vacant dwelling, garage or other outbuilding unless the same is kept securely locked, windows kept glazed or neatly boarded up, and otherwise protected to prevent entrance thereto by vandals or other unauthorized persons.
- (E) The existence of any structure or part of structure which because of fire, wind or other natural disaster, or physical deterioration is no longer habitable, if a dwelling, nor useful for any other purpose for which it may have been intended.
- (F) The existence of any partially completed structure, unless such structure is in the course of construction in accordance with a valid and subsisting building permit issued by the Village of Maybee and unless exterior construction is completed within one year after issuance thereof.

**Section 3. Exceptions.**

In any area, an exception is made when such uses of property are incidental to and necessary for the carrying on of any business or occupation lawfully being conducted upon the premises involved. In such cases, the provisions of Section 2 of this Ordinance shall not apply.

**Section 4. Enforcement and Penalties.**

- (A) This Ordinance shall be enforced by such persons who shall be so designated by the Village Council.
- (B) The owner and/or the occupant of any property upon which any of the causes of blight or blighting factors set forth in Section 2 hereof is found to exist shall be notified in writing to remove or eliminate such causes of blight or blighting factors from such property within 10 days after service of the notice upon him. Such notice may be served personally or by certified mail, return receipt requested. Additional time may be granted by the enforcement officer where bona fide efforts to remove or eliminate such causes of blight or blighting factors are in progress.
- (C) Failure to comply by the owner and/or occupant with such notice within the time allowed shall constitute a violation of this Ordinance. Each day that there is such failure to comply shall constitute a separate offense.
- (D) Violation of this Ordinance shall be a misdemeanor which shall be punishable upon conviction thereof by a fine not to exceed \$500.00, or by imprisonment not exceeding 90 days or by both such fine and imprisonment, at the discretion of the Court, together with payment of court costs.

Any violation of any provision of this Ordinance is hereby declared to be a nuisance per se. The Village may petition the court of competent jurisdiction to order such nuisance abated and the owner and/or occupant in charge of such dwelling, building, structure, tent, trailer, mobile home, or land can be adjudged of maintaining a nuisance per se and the same may be abated by order of any court of competent jurisdiction.

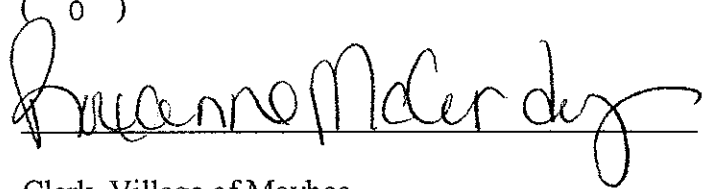
Section 6. Effective Date.

This Ordinance shall become effective 20 days after publication.

I, Roxanne McCurdy, Clerk of the Village of Maybee, do hereby certify that the above Ordinance was approved and adopted by the Village Council at the regular meeting thereof, held on the 13<sup>th</sup> day of September, 2006, at 7:30 p.m. Eastern Standard Time, the vote thereon being as follows:

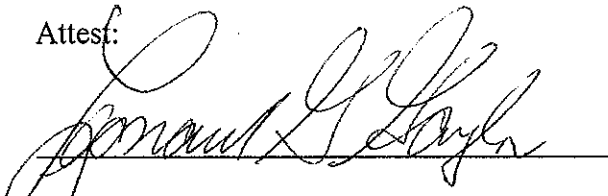
In favor of the Ordinance ( 6 )

Against the Ordinance ( 0 )



Clerk, Village of Maybee

Attest:



President, Village of Maybee